

**EIR No. 96-0090-SUB(ZV)(CUB)(DA)
SCH No. 96051050**

**MITIGATION MONITORING
AND
REPORTING PROGRAM
PROCEDURES**

The Developer shall be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency prior to the issuance of site or building plans that compliance with the required mitigation measures has been effected. All departments listed below are within the City of Los Angeles unless otherwise noted. The responsible agency shall be the project applicant for all mitigation measures unless otherwise noted.

MONITORING AND REPORTING PROGRAM

A. EARTH

1. All grading shall be performed in accordance with the current City of Los Angeles Building Code and the requirements of the responsible agencies including, but not limited to, the Department of Building and Safety and the Bureau of Engineering.

Monitoring Phase:
Enforcement Agency:
Monitoring Agency:

Pre-Construction, Construction
Department of Building and Safety
Department of Building and Safety

5/5 (40 PPS) 

2. No on-site grading or import or export of earth materials to the project site shall commence or be performed without first obtaining a permit from the Los Angeles Department of Building and Safety. In accordance with Section B-164 of the Building and Safety Code, the following shall be conducted prior to issuance of a grading permit: (1) grading plans and specifications meeting all Department of Building and Safety requirements shall be prepared; and (2) evidence shall be provided that adjacent property owners have received a 30-day written notice of any pending excavation work to a depth deeper than the foundation of adjoining buildings and located closer to the property line than the depth of excavation.

Monitoring Phase:

Pre-Construction

Enforcement Agency:

Department of Building and Safety

Monitoring Agency:

Department of Building and Safety

3. Grading and excavation operations shall be conducted under the observation of a registered soils engineer or geologist. Grading plans for the site shall conform to the General Specifications for all Grading Plans promulgated by the City of Los Angeles Department of Building and Safety.

Monitoring Phase:

Construction

Enforcement Agency:

Department of Building and Safety

Monitoring Agency:

Department of Building and Safety

4. Vegetation and demolition debris shall be removed and hauled from the site prior to the start of grading operations.

Monitoring Phase:

Pre-Construction, Construction

Enforcement Agency:

Department of Building and Safety

Monitoring Agency:

Department of Building and Safety

5. Any existing low density soils and/or saturated soils shall be removed under the inspection of the soils engineer/geologist. After the exposed surface has been cleansed of debris and/or vegetation, it shall be scarified until it is uniform in consistency, brought to the proper moisture content and compacted to a minimum of 90 percent relative compaction.

Monitoring Phase:

Pre-Construction, Construction

Enforcement Agency:

Department of Building and Safety

Monitoring Agency:

Department of Building and Safety

6. Overexcavation shall extend a minimum of five horizontal feet beyond all sides of the foundations or a distance equal to the depth of compacted fill placed, whichever is greater.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

7. Any underground structures or utility lines encountered during grading shall be either removed or properly abandoned prior to the start of construction.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

8. Any imported fill material shall be low to moderate in expansion potential, preferably granular or similar to the upper soils encountered at the project site.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

9. Any imported fill material shall be approved by the project soils engineer/geologist.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

10. Approved fill soils shall be placed in layers not in excess of six inches in thickness.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

11. Each lift shall be uniform in thickness and thoroughly blended, compacted to a minimum of 90 percent relative compaction, and approved by the soils engineer/geologist prior to the placement of the next layer of soil.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

12. Fill soils shall be brought to within 15 percent of the optimum moisture content, unless otherwise specified by the soils engineer/geologist.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

13. Compaction tests shall be conducted at a minimum of one test for every 500 cubic yards placed and/or for every two feet of compacted fill placed.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

14. Final grade of structural areas shall be in a dense and smooth condition prior to placement of slabs-on-grade or pavement areas.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

15. Minimum relative compaction shall be obtained in accordance with accepted methods in the construction industry.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

16. No fill soils shall be placed, spread or compacted during unfavorable weather conditions.

Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

17. When grading is interrupted by heavy rains, compaction operations shall not be resumed until approved by the soils engineer/geologist.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

18. Adequate lateral support shall be provided for all adjacent improvements and structures at all times during grading operations and throughout the construction phase.

Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

19. The project structural engineer shall review all proposed loads to be imposed for further recommendations regarding slab thickness and steel reinforcement.

Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

20. All retaining walls shall include a backfill zone of non-expansive material, consisting of a wedge beginning a minimum of one horizontal foot from the base of the retaining wall and extending upward at an inclination no less than 3/4 to 1 (horizontal to vertical).

Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

21. All retaining walls shall be waterproofed and protected from hydrostatic pressure by a reliable permanent subdrain system.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

22. All concrete slabs-on-grade shall be a minimum of five inches in thickness, reinforced a minimum of No. 4 bars eighteen inches in each direction, and positioned in the center of the slab.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

23. Any concrete slabs with moisture sensitive floor coverings shall be underlain by an impervious membrane.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

24. All concrete slab areas to receive floor coverings shall be moisture tested to meet all manufacturer requirements prior to placement.

Monitoring Phase:	Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

25. Additional sulfate testing shall be performed at the conclusion of the rough grading operation to determine if special cement is required. If a high sulfate concentration is found, a non-corrosive cement mix such as Type 5 shall be used.

Monitoring Phase:	Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

26. Design and construction of the proposed project shall include all requirements of the City of Los Angeles Building Code with respect to seismic safety and shall be approved by the City Department of Building and Safety prior to the issuance of building permits.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

27. To assist in response to a seismic event, an emergency response and building-specific evacuation plan for project structures shall be developed and posted in each on-site building at the site. Such information shall be disseminated to occupants to reduce the potential for human injury.

Monitoring Phase:	Pre-Occupancy
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

B. AIR QUALITY

1. The Applicant shall secure any necessary permits from the SCAQMD, including an approved fugitive dust emissions control plan pursuant to SCAQMD Rule 403, as amended.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	South Coast Air Quality Management District
Monitoring Agency:	Department of Building and Safety

2. Non-toxic soil stabilizers shall be applied according to manufacturers' specifications or vegetation shall be planted on all inactive construction areas (previously graded areas inactive for thirty days or more and not scheduled for additional construction activities within twelve months). Permanent landscaping shall be installed upon completion of construction.

Monitoring Phase:	Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

3. Areas graded shall be wetted down sufficiently to form a crust on the surface, with repeated soaking as necessary to maintain the crust and to prevent dust from being raised by on-site operations, using water trucks or sprinkler systems. Further, construction areas shall be wetted down in the late morning or after work is completed for the day.

Monitoring Phase:	Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

4. All grading activities shall cease during second stage smog alerts and periods of high winds (i.e. greater than 25 mph) if dust is being transported to off-site locations and cannot be controlled by watering.

Monitoring Phase:	Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

5. All trucks hauling dirt, sand, soil, or other loose materials off-site shall be covered or wetted or shall maintain at least two feet of freeboard (i.e., minimum vertical distance between the top of the load and the top of the trailer).

Monitoring Phase:	Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

6. A construction relations officer shall be established by the Applicant to act as a liaison with neighbors and residents concerning on-site construction activity, including resolution of issues related to PM₁₀ generation.

Monitoring Phase:	Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

7. All construction roads within the project site that have a traffic volume of more than 50 daily trips by construction equipment, or 150 total daily trips by all vehicles, shall be surfaced with base material or decomposed granite.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

8. Streets shall be swept at the end of the day if visible soil material has been carried onto adjacent public paved roads (reclaimed water shall be used if available).

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

9. Construction equipment shall be inspected prior to leaving the site and loose dirt shall be washed off with wheel washers as necessary.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

10. Water or non-toxic soil stabilizers shall be applied, according to manufacturers' specifications, as needed to preclude off-site transport of fugitive dust from all unpaved staging areas and unpaved road surfaces.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

11. Traffic speeds on all unpaved roads shall not exceed 15 mph.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

12. The Applicant or future owners of property within the project subdivision shall provide public education regarding the importance of reducing vehicle miles traveled and the related air quality impacts through the use of brochures, classes, and other informational tools.

Monitoring Phase:	Occupancy
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

13. On-site office/industrial park development shall provide preferential parking for high occupancy vehicles and alternative fuel vehicles, as well as other forms of parking management that would encourage higher vehicle occupancy rates.

Monitoring Phase:	Occupancy
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

14. Project occupants shall comply with SCAQMD Rule 2202, which applies to any employer who employs 100 or more employees on a full or part-time basis at a worksite. This rule, which aims to reduce volatile organic compounds (VOCs), NO_x, and CO, provides employers a menu of options that they can choose from to implement and meet the emission reduction target for their worksite.

Monitoring Phase:	Occupancy
Enforcement Agency:	South Coast Air Quality Management District
Monitoring Agency:	Department of Transportation

15. The Applicant or future owners within the project subdivision shall, as feasible, schedule deliveries during off-peak periods in order to encourage the reduction of trips during the most congested periods.

Monitoring Phase:	Occupancy
Enforcement Agency:	Bureau of Engineering
Monitoring Agency:	Bureau of Engineering

C. SURFACE WATER

1. The Applicant shall prepare detailed flood control plans for the City of Los Angeles Department of Public Works and Los Angeles County Flood Control District, including hydrology/hydraulic calculations and drainage improvement plans, showing quantitatively how projected stormwater runoff would be adequately conveyed to off-site storm drain facilities. Such plans shall be approved by the City and LACFCD prior to issuance of building permits.

Monitoring Phase:

Pre-Construction

Enforcement Agency:

Bureau of Engineering

Monitoring Agency:

Bureau of Engineering

2. All major and minor drainage infrastructure shall be designed and constructed per applicable design standards. All designs shall be submitted to the City of Los Angeles Department of Public Works for review and approval, prior to issuance of building permits.

Monitoring Phase:

Pre-Construction

Enforcement Agency:

Department of Building and Safety

Monitoring Agency:

Department of Building and Safety

3. The Applicant shall implement on-site retention that is capable of retaining the difference between runoff from the 50 year storm and discharge of 1.0 cfs per acre.

Monitoring Phase:

Pre-Construction, Construction

Enforcement Agency:

Bureau of Engineering

Monitoring Agency:

Bureau of Engineering

In order to avoid piecemeal effects, all lots approved under Tract 52172 shall comply with the following three mitigation measures regardless of size.

4. Prior to issuance of grading permits, the Applicant shall file a Notice of Intent with the State Water Resources Control Board and shall develop and implement a Storm Water Pollution Prevention Plan, monitoring program, and reporting plan for the construction period, in accordance with National Pollution Discharge Elimination System general construction permit requirements.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Regional Water Quality Control Board
Monitoring Agency:	Regional Water Quality Control Board

5. The Applicant shall conduct inspections of the site before and after storm events to determine whether control practices to reduce pollutant loadings identified in the Storm Water Pollution Prevention Plan are adequate and properly implemented.

Monitoring Phase:	Occupancy
Enforcement Agency:	Regional Water Quality Control Board
Monitoring Agency:	Regional Water Quality Control Board

6. Future projects within the office/industrial park component of the proposed project shall comply with the requirements of the NPDES general permit for solid waste discharges. Compliance shall be certified by the Regional Water Quality Control Board prior to issuance of building permits.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Regional Water Quality Control Board
Monitoring Agency:	Regional Water Quality Control Board

D. PLANT LIFE

1. All existing on-site trees (32 trees) that would be removed in conjunction with project buildout shall be replaced at a minimum ratio of 1:1.

Monitoring Phase:	Construction, Post-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of City Planning

2. All open areas on-site that are not used for buildings, walkways, and other hardscape shall be landscaped.

Monitoring Phase:	Post-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of City Planning

E. NOISE

1. On-site construction activity that generates noise in excess of 75 dBA at a distance of 50 feet shall be limited to between 7:00 A.M. and 6:00 P.M. Monday through Friday and 8:00 A.M. and 6:00 P.M. on Saturdays.

Monitoring Phase:	Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

2. All construction equipment shall be in proper operating condition and fitted with standard factory silencing features.

Monitoring Phase:	Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

3. Sound blankets shall be used on all construction equipment for which use of sound blankets is technically feasible.

Monitoring Phase:	Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

4. A construction relations officer shall be established by the applicant to act as a liaison with neighbors and residents concerning on-site construction activity. If noise levels from construction activity are found to exceed 75 dBA at the property line and construction equipment is left stationary and operating for more than one day, a temporary noise barrier shall be erected between the noise source and receptor.

Monitoring Phase:	Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

5. Any other noise reduction measures deemed technically feasible by the City of Los Angeles at the time of any specific construction project shall be implemented.

Monitoring Phase:	Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

6. During construction, the project shall comply with applicable Sections 112.03 of City Noise Ordinance Nos. 144,331 and 161,574 and subsequent ordinances.

Monitoring Phase:	Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

7. In order to ensure a suitable interior noise environment in all on-site uses, appropriate sound attenuation features shall be incorporated into the design of any retail uses proposed within 200 feet of 190th Street, any industrial park uses proposed within 100 feet of either Western Avenue or Normandie Avenue, and any office uses proposed within 400 feet of either Western Avenue or Normandie Avenue. Such features as closed windows and fresh air supply systems or air conditioning will normally suffice.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

8. A minimum 8-foot high thematic wall shall be constructed between the southern boundary of Area 2 and adjacent residential properties as individual lots in this area are developed. Graffiti resistant paint shall be utilized on both sides of the wall.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

9. Buildings within lots located adjacent to the residential area south of the project site shall be set back a minimum of 25 feet from the southerly property boundary of the project site.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of City Planning

F. LIGHT AND GLARE

F.1 Light

1. The project applicant shall comply with all applicable exterior lighting limitations of the City of Los Municipal Code.

Monitoring Phase:	Pre-Construction, Occupancy
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

2. All outdoor lighting shall be shielded and directed downward to the greatest extent possible taking into account the function of the proposed lighting.

Monitoring Phase:	Pre-Construction, Occupancy
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

3. Mercury-vapor street light fixtures shall not be utilized on any public or private streets included within the project.

Monitoring Phase:	Pre-Construction, Occupancy
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

4. Mercury-vapor exterior light fixtures shall not be utilized for outdoor lighting, unless substantial evidence supporting the need for mercury-vapor is presented to the Department of Building and Safety.

Monitoring Phase:	Pre-Construction, Occupancy
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

5. Effective structural and/or vegetative screening shall be provided between sensitive land uses (i.e., the 203rd Street residential area) and all parking lot/structure lighting or other large area, high-intensity broadcast lighting sources.

Monitoring Phase:	Pre-Construction, Occupancy
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

6. Exterior lighting shall be designed such that illumination is confined to the project site or confined to areas which do not include sensitive uses.

Monitoring Phase:	Pre-Construction, Occupancy
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

7. Exterior windows shall be tinted or contain a light-reflective film to reduce visible illumination levels from the building. Windows facing residential areas shall be constructed such that they are not allowed to be opened. Developers of future projects within the proposed subdivision shall consult with the Department of Water and Power regarding light-reflective film which would not interfere with energy conservation goals.

Monitoring Phase:	Pre-Construction, Occupancy
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

8. Within 300 feet of the property lines of adjacent residences on the north side of 203rd Street, on-site building height shall be limited to 45 feet.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

9. A minimum 8-foot high thematic wall shall be constructed between the project site and adjacent residential properties to the south. Graffiti resistant paint shall be utilized on both sides of the wall.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

10. Buildings shall be set back a minimum of 25 feet from the southerly property line of the project site.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of City Planning

G. LAND USE

1. The applicant shall comply with all conditions for the Conditional Use Permit for FAR averaging.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of City Planning
Monitoring Agency:	Department of City Planning

2. The applicant shall implement all mitigation measures as defined in Sections IV.A, Earth, IV.E, Noise, IV.F, Light and Glare, IV.H, Transportation/Circulation, and IV.L, Hazardous Materials.

Monitoring Phase:	Pre-Construction, Construction, Post-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

3. The land use on-site shall be limited to that delineated in the chart on page 204 of the DEIR (355,000 square feet of retail; 65,000 square feet of theater (4,000 seats); 30,000 square feet of restaurants; 507,000 square feet of office; 2,010,700 square feet of industrial park) and this limitation shall be recorded in a covenant and agreement and Development Agreement, if any.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of City Planning
Monitoring Agency:	Department of City Planning

H. TRANSPORTATION/CIRCULATION

1. Compliance with Ordinance No. 168,700 (Transportation Demand Management and Trip Reduction Measures). This ordinance focuses on incorporating TDM facilities into the design of new buildings to promote alternative modes of transportation (see Appendix F). It shall be followed in the design and construction of the project site and buildings.

Monitoring Phase:

Pre-Construction

Enforcement Agency:

Department of Transportation

Monitoring Agency:

Department of Transportation

2. Compliance with SCAQMD Rule 2202. The South Coast Air Quality Management District (SCAQMD) has adopted a rule designed to reduce the air pollution impacts of commute trips. This rule, unlike the rules it replaces, does not mandate trip reduction programs but allows individual employers to select from a variety of options. Most employers have, however, continued to select ridesharing programs as the most cost-effective method of reducing air quality impacts. If site employers implement these trip reduction measures, 15 percent or more of the peak hour traffic generation from the office/industrial park component of the project could be eliminated.

Monitoring Phase:

Occupancy

Enforcement Agency:

South Coast Air Quality Management District

Monitoring Agency:

Department of Transportation

3. Bus Transit Improvements. The applicant should work with the appropriate transit districts (i.e., Gardena Transit, Torrance Transit and MTA) to improve transit service to the site. Further, sidewalks throughout the site should be designed to provide attractive pedestrian routes to and from transit stops.

Monitoring Phase:

Pre-Construction, Occupancy

Enforcement Agency:

Department of Transportation

Monitoring Agency:

Department of Transportation

4. Hawthorne Boulevard and 190th Street -- Restripe 190th Street and restrict parking to convert the existing eastbound and westbound right-turn-only lanes to through/right optional lanes. Modify the signal to remove the existing eastbound right-turn phase.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

5. Crenshaw Boulevard and 190th Street -- Remove median islands, restripe and restrict parking along 190th Street to convert the existing eastbound and westbound right-turn-only lanes to through/right optional lanes.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

6. Crenshaw Boulevard and Del Amo Boulevard -- Restripe Del Amo Boulevard and modify the traffic signal to provide two left-turn-only lanes, a through/left optional lane and a right-turn-only lane in the westbound direction.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

7. Western Avenue and Artesia Boulevard -- Restripe Western Avenue and restrict parking to convert the existing northbound and southbound right-turn-only lanes to through/right optional lanes.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

8. Western Avenue and San Diego Freeway Northbound On/Off- Ramps -- Widen and restripe the off-ramp from two lanes to three lanes to provide two left-turn lanes and a right-turn lane satisfactory to LADOT, Caltrans and the City of Torrance.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

9. San Diego Freeway Southbound On/Off-Ramps and 190th Street -- Flare the west leg of the intersection, restripe 190th Street, restrict parking and modify the signal to provide dual left-turn lanes in the eastbound direction.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

10. Western Avenue and 190th Street -- Any mitigation would require a reduction below 11 foot interior lane widths on a high speed state facility and/or acquisition of right-of-way. Therefore, no feasible mitigation is available.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

11. Western Avenue and 195th Street -- The applicant shall fund the installation of the Automated Traffic Surveillance and Control (ATSAC) System at this location satisfactory to LADOT.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

12. Western Avenue and Del Amo Boulevard -- Restripe the eastbound approach for dual left-turn lanes and modify the signal to provide east-west opposed phasing, satisfactory to LADOT, Caltrans and the City of Torrance. The proposed mitigation should also include removal of the north crosswalk. The applicant shall also fund ATSAC installation at this location. This mitigation shall be implemented satisfactory to LADOT.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

13. Western Avenue and Torrance Boulevard -- Any mitigation would require removal of parking, narrowing of the median containing the railroad tracks or acquisition of additional right-of-way, none of which is considered feasible. Therefore, no feasible mitigation is available.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

14. Western Avenue and Carson Street -- Mitigation of this impact would require removal of parking on Carson Street, for which there is a heavy demand. Therefore, no feasible mitigation is available.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

15. Western Avenue and Sepulveda Boulevard -- Prohibit parking to add northbound and southbound right-turn lanes satisfactory to LADOT, Caltrans and the City of Torrance. The mitigation shall not include modification of the median islands on Western Avenue. The northbound right-turn lane can be installed utilizing existing red curb along the frontage of a mini-shopping center.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

16. Western Avenue and Pacific Coast Highway -- Installation of mitigation would require interior lane width of less than 11 feet on a high speed state facility or an offsetting of lanes across the intersection. Therefore, no feasible mitigation is available.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

17. Project Roadway and 190th Street -- Remove the existing traffic signal on 190th Street and the McDonnell Douglas driveway approximately 1,300 feet west of Normandie Avenue and construct a new driveway and traffic signal at this location to serve the major north-south internal road, satisfactory to LADOT. Mitigation shall also include restriping 190th Street for three through lanes in both directions and a left-turn lane in the westbound direction.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

18. Normandie Avenue and Artesia Boulevard -- Provide dual left-turn lanes in the southbound direction by restriping Normandie Avenue and modifying the signal.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

19. Normandie Avenue and San Diego Freeway Northbound On/Off-Ramps -- Widen and restripe the northbound approach to provide two through lanes and an exclusive right-turn-only lane to facilitate freeway access. Fund ATSAC installation at this location.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

20. San Diego Freeway Southbound Off-Ramp/Project Driveway and 190th Street -- Flare and restripe 190th Street to provide three travel lanes and dual left-turn lanes in the westbound direction and three travel lanes and a "pre-left-turn lane" for Normandie Avenue in the eastbound direction. Construct the project driveway to provide dual left-turn lanes and a right-turn-only lane in the northbound direction. Install a signal with opposed northbound and southbound phasing. Fund ATSAC installation at this location. If a review of operations shows interference with operation of the signal at 190th Street and Normandie Avenue, LADOT shall restrict turn movements into and/or out of the project driveway.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

21. Normandie Avenue and 190th Street -- Relocate the railroad gates and remove the raised median island from the west leg of 190th Street, subject to approval by the California Public Utilities Commission (PUC). Without PUC approval there is insufficient roadway width to restripe 190th Street for dual left-turn lanes and three through lanes in both directions. Modify the signal to provide east-west left-turn signal phasing with a southbound right-turn overlap phase and fund the installation of ATSAC at this location. Install east-west left-turn signal phasing contingent on PUC approval to relocate the railroad gates so that 190th Street can be restriped for dual left-turn lanes and three through lanes in each direction. Install a southbound right-turn overlap signal and provide ATSAC funding at this location. This intersection is also under the jurisdiction of the Los Angeles County Department of Public Works.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

22. Normandie Avenue and Project Roadway/Francisco Street -- Construct the project roadway and restripe the eastbound approach for a left-turn lane, a through/left lane and a right-turn lane and modify the signal to provide opposed east-west phasing satisfactory to LADOT and the Los Angeles County Department of Public Works.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

23. Normandie Avenue and Torrance Boulevard -- Fund the installation of ATSAC at this intersection satisfactory to LADOT. The South Bay Phase II ATSAC system is proposed for this location.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

24. Normandie Avenue and Carson Street -- Fund the installation of ATSAC at this intersection satisfactory to LADOT. The South Bay Phase II ATSAC system is proposed for this location.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

25. Vermont Avenue and Artesia Boulevard -- Widen and restripe the northbound approach to Vermont Avenue for dual left-turn lanes. The additional left-turn lane can be installed within the existing 80 foot roadway width without any additional widening on Vermont Avenue. Provide a northbound right-turn phase overlapping the existing westbound left-turn phase. Install a northbound right-turn lane. This mitigation measure shall be implemented satisfactory to LADOT, Caltrans and the City of Gardena.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

26. Vermont Avenue and 190th Street -- Restripe 190th Street to provide three lanes in each direction and fund the installation of ATSAC at this intersection, satisfactory to LADOT.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

27. Vermont Avenue and Torrance Boulevard -- Restrict parking and restripe Vermont Avenue to provide a right-turn-only lane in the northbound and southbound directions, satisfactory to the Los Angeles County Department of Public Works.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

28. Vermont Avenue and Carson Street -- Restrict parking and restripe Vermont Avenue to convert the existing eastbound right-turn-only lane into a through/right optional lane, satisfactory to the Los Angeles County Department of Public Works.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

29. Harbor Freeway Southbound Off-Ramp and 190th Street -- Restripe 190th Street to provide three travel lanes in the westbound direction, satisfactory to LADOT. Modify the signal to provide a southbound right-turn phase extension concurrent with the initiation of the eastbound through phase, satisfactory to LADOT and Caltrans. Fund the installation of ATSAC at this intersection.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

30. Harbor Freeway Northbound On-Ramp and 190th Street -- Install a traffic signal at this location. Modify the median island, prohibit parking on the south side of 190th Street and restripe 190th Street to provide dual eastbound left-turn lanes, including an HOV lane in the inside left-turn lane and two through lanes, satisfactory to LADOT and Caltrans. The on-ramp shall be striped for two lanes and the inside lane on the on-ramp shall be designated as an HOV lane.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

31. Figueroa Street and 190th Street -- Prohibit parking and add a right-turn lane on the southbound approach of Figueroa Street, satisfactory to LADOT and the City of Carson.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

32. Hamilton Avenue and Torrance Boulevard -- Restripe Hamilton Avenue to provide a left/right optional lane and a right-turn-only lane.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

33. Figueroa Street and Torrance Boulevard -- Remove the sidewalk along the south curb, restrict parking and restripe Torrance Boulevard to provide a left-turn-only lane, a through/left optional lane, and through/right optional lane in the eastbound direction. Modify the signal to provide opposed east-west phasing.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

34. Harbor Freeway Southbound On-Off Ramps and Carson Street -- Restripe Carson Street to provide a right-turn-only lane in the eastbound direction.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Transportation
Monitoring Agency:	Department of Transportation

35. Crossing gates and signals will be installed or upgraded, as appropriate, at the two proposed new retail center driveways off of Normandie Avenue that cross the Southern Pacific Railroad tracks in accordance with State of California Public Utilities Commission standards.

Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: California Public Utilities Commission
Monitoring Agency: Department of Transportation

36. The design of all internal roadways on the project site, off-site roadway improvements, sidewalks and associated improvements will be subject to the approval of the City of Los Angeles Bureau of Engineering.

Monitoring Phase: Pre-Construction
Enforcement Agency: Bureau of Engineering
Monitoring Agency: Department of Transportation

37. A detailed site plan for the retail center shall be submitted to LADOT for approval, indicating the number of parking spaces to be provided and shared.

Monitoring Phase: Pre-Construction
Enforcement Agency: Department of Transportation
Monitoring Agency: Department of Transportation

I. PUBLIC SERVICES

I.1 Fire Protection

1. On-site development at the Harbor Gateway Center shall comply with all applicable State and local codes and ordinances, and guidelines found in the Fire Protection and Prevention Plan, as well as the Safety Plan, both of which are elements of the General Plan of the City of Los Angeles.

Monitoring Phase: Pre-Construction
Enforcement Agency: City Fire Department
Monitoring Agency: City Fire Department

2. Definitive plans and specifications shall be submitted to the Los Angeles Fire Department and requirements for necessary permits shall be satisfied prior to commencement of any portion of the proposed project.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	City Fire Department
Monitoring Agency:	City Fire Department

3. In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems shall be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	City Fire Department
Monitoring Agency:	City Fire Department

4. The applicant shall submit plans that show the access road and the turning area for Fire Department approval.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	City Fire Department
Monitoring Agency:	City Fire Department

5. On-site development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan D-22549.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	City Fire Department
Monitoring Agency:	City Fire Department

6. Standard cut-corners will be used on all turns.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	City Fire Department
Monitoring Agency:	City Fire Department

7. During demolition, the Fire Department access will remain clear and unobstructed.

Monitoring Phase:	Construction
Enforcement Agency:	City Fire Department
Monitoring Agency:	City Fire Department

8. The width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	City Fire Department
Monitoring Agency:	City Fire Department

9. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	City Fire Department
Monitoring Agency:	City Fire Department

10. Where a cul-de-sac near a given development requires accommodation of Fire Department apparatus, minimum outside radius of the paved surface shall be 35 feet. An additional six feet of clear space must be maintained beyond the outside radius to a vertical point 13 feet 6 inches above the paved surface of the roadway.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	City Fire Department
Monitoring Agency:	City Fire Department

11. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	City Fire Department
Monitoring Agency:	City Fire Department

12. Adequate off-site public and on-site private fire hydrants may be required. Their number and location are to be determined after the Fire Department's review of the plot plan.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	City Fire Department
Monitoring Agency:	City Fire Department

13. The on-site water delivery system shall be improved to the satisfaction of the Fire Department prior to occupancy.

Monitoring Phase:	Pre-Occupancy
Enforcement Agency:	City Fire Department
Monitoring Agency:	City Fire Department

14. All first-story portions of any commercial building shall be within 300 feet of an approved fire hydrant.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	City Fire Department
Monitoring Agency:	City Fire Department

15. Fire lanes and dead-ending streets shall terminate in a cul-de-sac or other approved turning area. No dead-ending street or fire lane shall be greater than 700 feet in length without a secondary access being provided.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	City Fire Department
Monitoring Agency:	City Fire Department

16. All access roads, including fire lanes, shall be maintained in an unobstructed manner. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.

Monitoring Phase:	Occupancy
Enforcement Agency:	City Fire Department
Monitoring Agency:	City Fire Department

17. At least two different ingress/egress roads for each area, that will accommodate a major fire apparatus and provide for major evacuation during emergency situations, shall be required.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	City Fire Department
Monitoring Agency:	City Fire Department

18. Construction of any public or private roadway in the proposed development shall not exceed 15 percent in grade.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	City Fire Department
Monitoring Agency:	City Fire Department

19. Where access for a given development requires accommodation of a Fire Department apparatus, overhead clearance shall not be less than 14 feet.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	City Fire Department
Monitoring Agency:	City Fire Department

20. Access for LAFD apparatus and personnel to and into all structures shall be required.

Monitoring Phase:	Pre-Construction, Construction, Occupancy
Enforcement Agency:	City Fire Department
Monitoring Agency:	City Fire Department

21. Additional vehicular access may be required by the LAFD where buildings exceed 28 feet in height.

Monitoring Phase:	Pre-Construction, Construction, Occupancy
Enforcement Agency:	City Fire Department
Monitoring Agency:	City Fire Department

22. Where a fire apparatus will be driven onto the road level surface of the subterranean parking structure, that structure shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	City Fire Department
Monitoring Agency:	City Fire Department

23. The design, location, and operation of gates, if any are utilized within the industrial/office component of the project, shall be to the satisfaction of the LAFD and the Deputy Advisory Agency. Warning signs and lighting shall be installed and maintained satisfactory to the LAFD and the Department of Transportation. The names and phone numbers of the current officers of the property owners association (see Mitigation Measure 24) shall be submitted to the Fire Department, Police Department, and the Deputy Advisory Agency. All necessary permits shall be secured from the Department of Building and Safety and from other City agencies.

Monitoring Phase:	Pre-Construction, Construction, Occupancy
Enforcement Agency:	City Fire Department
Monitoring Agency:	City Fire Department

24. In order to provide assurance that the proposed common fire lanes and fire protection facilities for the project which are not maintained by the City are properly and adequately maintained, the subdivider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:

- The establishment of a property owners' association which shall cause a yearly inspection to be made by a registered civil engineer of all common fire lanes and fire protection facilities. Any necessary maintenance and corrective measures will be undertaken by the association. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
- The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or

modification that would defeat the obligation of said association as required hereinabove must be approved in writing by the Advisory Agency after consultation with the Fire Department.

- In the event that the property owners' association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.
- Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
- The common fire lanes and fire protection facilities shall be shown on the final map.

Plot plans showing fire hydrants and access for each phase of the project must be approved by the LAFD prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.

Monitoring Phase:
Enforcement Agency:
Monitoring Agency:

Pre-Construction
City Fire Department
City Fire Department

I.2 Police Protection

1. Plot plans for all proposed commercial, office, and industrial development shall be submitted to the Los Angeles Police Department's Crime Prevention section for review and comment. Security features subsequently recommended by the LAPD, possibly including the provision of on-site security, shall be implemented to the extent feasible.

Monitoring Phase:
Enforcement Agency:
Monitoring Agency:

Pre-Construction
Los Angeles Police Department
Los Angeles Police Department

2. Building plans shall be filed with the LAPD Harbor Area Commanding Officer. Plans shall include access routes, building numbers, and any additional information that might facilitate prompt and efficient police response. Project developers within the project subdivision shall also consult with the LAPD with respect to other on-site security measures which will minimize demand for LAPD services.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Los Angeles Police Department
Monitoring Agency:	Los Angeles Police Department

3. Parking areas, entryways, lobbies, and elevators shall be well illuminated and designed with minimum dead space to eliminate areas of concealment.

Monitoring Phase:	Pre-Construction, Occupancy
Enforcement Agency:	Los Angeles Police Department
Monitoring Agency:	Los Angeles Police Department

4. Alarms and/or locked gates shall be installed on doorways providing public access.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Los Angeles Police Department
Monitoring Agency:	Los Angeles Police Department

5. Landscaping shall not be planted in a way that could provide cover for persons tampering with doors or windows.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Los Angeles Police Department
Monitoring Agency:	Los Angeles Police Department

6. Additional lighting shall be installed where appropriate.

Monitoring Phase:	Construction
Enforcement Agency:	Los Angeles Police Department
Monitoring Agency:	Los Angeles Police Department

J. ENERGY CONSERVATION

J.1 Electric Power

1. The proposed project shall adhere to all applicable Los Angeles Department of Water and Power (DWP) rules and regulations. All necessary infrastructure improvements shall be constructed to meet the requirements of the DWP.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Water and Power
Monitoring Agency:	California Public Utilities Commission

2. Should Southern California Edison supply the site at buildout, the proposed project shall adhere to all applicable SCE rules and regulations. SCE shall take the necessary measures to ensure CPUC approval and CEQA compliance, for construction of any new facilities over 50 kV. It is the intent of this EIR to provide compliance with the public notice provision of CPUC General Order 131D for these facilities.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

3. The proposed project shall comply with and implement all energy conservation measures required by Title 24 of the California Administrative Code, and, whenever feasible, exceed them.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

Mitigation Measures 4 through 20 comprise a list of possible options for achieving minimum efficiency standards required by Mitigation Measure 3 immediately preceding. Not all options listed below would be applicable to every future project within the proposed subdivision. Actual measures utilized will be dependent upon the characteristics of the individual development.

4. Built-in appliances, refrigerators, and space-conditioning equipment should exceed the minimum efficiency levels mandated in the California Code of Regulations.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

5. Install high-efficiency air conditioning controlled by a computerized energy-management system in the office and retail spaces which provides the following:
- A variable air-volume system which results in minimum energy consumption and avoid hot water energy consumption for terminal reheat;
 - A 100 percent outdoor air-economizer cycle to obtain free cooling in appropriate climate zones during dry climatic periods;
 - Sequentially staged operation of air-conditioning equipment in accordance with building demands; and
 - The isolation of air-conditioning to any selected floor or floors.
 - Consider the applicability of the use of thermal energy storage to handle cooling loads.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

6. Cascade ventilation air from high-priority areas before being exhausted, thereby, decreasing the volume of ventilation air required. For example, air could be cascaded from occupied space to corridors and then to mechanical spaces before being exhausted.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

7. Recycle lighting-system heat for space heating during cool weather. Exhaust lighting-system heat from the buildings, via ceiling plenums, to reduce cooling loads in warm weather.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

8. Install low and medium static-pressure terminal units and ductwork to reduce energy consumption by air-distribution systems.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

9. Ensure that buildings are well-sealed to prevent outside air from infiltrating and increasing interior space-conditioning loads. Where applicable, design building entrances with vestibules to restrict infiltration of unconditioned air and exhausting of conditioned air.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

10. A performance check of the installed space-conditioning system should be completed by the developer/installer prior to issuance of the certificate of occupancy to ensure that energy-efficiency measures incorporated into the project operate as designed.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

11. Finish exterior walls with light-colored materials and high-emissivity characteristics to reduce cooling loads. Finish interior walls with light-colored materials to reflect more light and, thus, increase lighting efficiency.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

12. Install thermal insulation in walls and ceilings which exceeds requirements established by the California Code of Regulations.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

13. Design window systems to reduce thermal gain and loss, thus, reducing cooling loads during warm weather and heating loads during cool weather.

Monitoring Phase: Pre-Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

14. Install heat-reflective draperies on appropriate exposures.

Monitoring Phase: Pre-Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

15. Install fluorescent and high-intensity-discharge (HID) lamps, which give the highest light output per watt of electricity consumed, wherever possible including all street and parking lot lighting to reduce electricity consumption.

Monitoring Phase: Pre-Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

16. Install occupant-controlled light switches and thermostats to permit individual adjustment of lighting, heating, and cooling to avoid unnecessary energy consumption.

Monitoring Phase: Pre-Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

17. Install time-controlled interior and exterior public area lighting limited to that necessary for safety and security.

Monitoring Phase: Pre-Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

18. Control mechanical systems (HVAC and lighting) in the building with timing systems to prevent accidental or inappropriate conditioning or lighting of unoccupied space.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

19. Incorporate windowless walls or passive solar inset of windows into the project for appropriate exposures.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

20. Design project to focus pedestrian activity within sheltered outdoor areas.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

J.2 Natural Gas

1. The proposed project shall adhere to all applicable Southern California Gas Company (SCGC) rules and regulations. All necessary infrastructure improvements shall be constructed to meet the requirements of the SCGC.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Southern California Gas Company
Monitoring Agency:	Southern California Gas Company

2. The proposed project shall comply with and implement all energy conservation measures required by Title 24 of the California Administrative Code, and, whenever feasible, exceed them.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

K. UTILITIES

K.1 Communications

1. The proposed project shall adhere to all applicable rules and regulations of the telecommunications service provider and the serving cable television company. All necessary infrastructure improvements shall be constructed to meet the requirements of Pacific Bell and the serving cable television company.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Pacific Bell
Monitoring Agency:	Pacific Bell

K.2 Water

1. The proposed project users and occupants shall adhere to all applicable Los Angeles Department of Water and Power (DWP) and Dominguez Water Company rules and regulations. All necessary infrastructure improvements shall be constructed to meet the requirements of the DWP and the Dominguez Water Company.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	DWP, Dominguez Water Company
Monitoring Agency:	DWP, Dominguez Water Company

2. Proposed projects shall comply with all applicable sections of the City of Los Angeles Water Conservation Ordinance (Ordinance No. 166,080). Specifically, no hose washing of roadways, paved parking areas, and walkways shall be allowed.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

3. The proposed project shall comply with the City's Water Conservation Regulations defined in Ordinance No. 165,004, including installation of low-flow toilets and plumbing fixtures that prevent water loss. Also, plants selected for landscaping shall comply with xeriscape (low maintenance, drought-resistant) requirements.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

4. Users shall be responsible for obtaining any required Industrial Wastewater Discharge permits required by County Sanitation Districts of Los Angeles County (CSDLAC).

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Sanitation District of Los Angeles County
Monitoring Agency:	Sanitation District of Los Angeles County

5. The project shall comply with the provisions contained in City Landscape Ordinance No. 170,978, including water conservation measures for landscaping.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of City Planning
Monitoring Agency:	Department of City Planning

The following specific measures are recommended by LADWP to minimize on-site water consumption.

6. Automatic sprinklers should be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. However, care must be taken to reset sprinklers to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

7. Reclaimed water should be investigated as a source to irrigate large landscaped areas.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

8. Selection of drought-tolerant, low water consuming plant varieties should be used to reduce irrigation water consumption. For a list of these plant varieties, refer to Sunset Magazine, October 1976, "Good Looking - Unthirsty," pp. 78-85, or consult a landscape architect.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

9. Recirculating hot water systems can reduce water waste in long piping systems where water must be run for considerable periods before hot water is received at the outlet.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

10. Lower-volume water closets and water-saving shower heads must be installed in new construction and when remodeling.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

11. Plumbing fixtures should be selected which reduce potential water loss from leakage due to excessive wear of washers.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

K.3 Sewer

1. Individual projects proposed as part of the Harbor Gateway Center shall apply for all required County Sanitation Districts of Los Angeles County (CSDLAC) permits, including Industrial Wastewater Discharge permits.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Sanitation Districts of Los Angeles County
Monitoring Agency:	Sanitation Districts of Los Angeles County

2. All necessary infrastructure improvements shall be constructed to meet the requirements of the CSDLAC.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Sanitation Districts of Los Angeles County
Monitoring Agency:	Sanitation Districts of Los Angeles County

3. The proposed project shall comply with all provisions of Ordinance No. 162,532, which reduces water consumption levels, thereby restricting wastewater flows. Water saving devices to be installed shall include low-flow toilets and plumbing fixtures that prevent water loss.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Bureau of Engineering
Monitoring Agency:	Bureau of Engineering

K.4 Solid Waste

1. Trash compaction facilities shall be provided in all occupied structures, where deemed necessary and feasible.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

2. To the extent feasible, one or more of the following yard waste management techniques shall be incorporated into the maintenance of the project:

- Planting drought tolerant plants so as to minimize yard waste.
- Mulching and grass recycling.
- Composting of regular landscape maintenance waste where appropriate.

Monitoring Phase:

Pre-Construction

Enforcement Agency:

Department of Building and Safety

Monitoring Agency:

Department of Building and Safety

3. Prior to approval of demolition permits, the project sponsor shall be required to demonstrate how demolition debris will be salvaged and recycled in a manner that is practical, available, and assessable during the demolition phase. The project sponsor shall develop explicit language that clearly sets the requirements for a demolition debris recycling plan. The Integrated Solid Waste Management Office (ISWMO) will provide model specification language for project sponsor's use, which includes a format for developing a Solid Waste and Resources Action Plan.

Monitoring Phase:

Pre-Construction

Enforcement Agency:

Integrated Solid Waste Management Office

Monitoring Agency:

Department of Building and Safety,
Integrated Solid Waste Management Office

4. Prior to approval of building permits, the project sponsor shall be required to demonstrate how construction debris will be recycled in a manner that is practical, available, and accessible during the construction phase. The project sponsor shall develop explicit language in the contractor proposal that clearly spells out the requirements for implementing a construction debris recycling plan. ISWMO shall provide model specification language for project sponsor's use, which includes a format for developing a Solid Waste and Resources Action Plan.

Monitoring Phase:

Pre-Construction

Enforcement Agency:

Integrated Solid Waste Management Office

Monitoring Agency:

Department of Building and Safety,
Integrated Solid Waste Management Office

3. No building permits shall be issued for construction of new structures on any portion of the project site in which soil contamination exceeding regulatory action levels exists until contamination on that portion of the project site affected by such activity is remediated to the satisfaction of the appropriate regulatory agency.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Regional Water Quality Control Board

4. Remediation of groundwater contamination having its source in the vicinity of Building 36 shall be undertaken by the applicant separately from the proposed project in coordination with the appropriate regulatory agency. However, on-site development shall be designed and sited so as not to interfere with future groundwater treatment.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

5. All underground storage tanks on the project site shall be removed in conformance with State and City of Los Angeles Fire Department regulations.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building and Safety, City Fire Department
Monitoring Agency:	Department of Building and Safety

6. All contractors involved in demolition and/or renovation activity on the project site will fully comply with the requirements of SCAQMD Rule 1403, pertaining to the removal of ACMs.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	South Coast Air Quality Management District
Monitoring Agency:	Department of Building and Safety

5. Prior to approval of building permits, the project sponsor shall submit to the ISWMO a statement detailing the use of recycled materials in building materials, furnishing, operations, and maintenance of the project complex including grounds. The project developer shall maximize the employment of recycled content materials through construction and landscaping application that meet all approved local codes. ISWMO shall provide a summary format for the materials usage statement.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Integrated Solid Waste Management Office
Monitoring Agency:	Department of Building and Safety, Integrated Solid Waste Management Office

L. RISK OF UPSET

1. Prior to issuance of grading permits, the applicant shall assess, as appropriate, the areas of continued environmental interest identified in the Subsurface Investigation prepared by Kennedy/Jenks Consultants for the area proposed for retail, restaurant, and theater uses (Parcel A in Appendix H of EIR No. 96-0060), and shall implement to the satisfaction of the appropriate regulatory agency any remediation plan that may be required as a result of the data generated by such assessment.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Regional Water Quality Control Board
Monitoring Agency:	Regional Water Quality Control Board

2. A Phase II subsurface investigation shall be conducted for the area proposed for office and industrial park uses (those portions of Parcels B and C in Appendix H of EIR No. 96-0060, for which areas of environmental interest were identified in the June 1996 Phase I Environmental Assessment). The applicant shall fully implement any recommendations for further assessment and/or remediation activity contained in the Phase II investigation, to the satisfaction of the appropriate regulatory agency.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Regional Water Quality Control Board
Monitoring Agency:	Regional Water Quality Control Board

M. AESTHETICS

1. Building height shall not exceed 45 feet within 300 feet of the residential properties south of the project site.

Monitoring Phase:

Pre-Construction

Enforcement Agency:

Department of Building and Safety

Monitoring Agency:

Department of Building and Safety

2. A minimum 8-foot wall shall be constructed along the southern property line between the project site and adjacent residential properties on the north side of 203rd Street. Graffiti resistant paint shall be used on both sides of the wall.

Monitoring Phase:

Pre-Construction

Enforcement Agency:

Department of Building and Safety

Monitoring Agency:

Department of Building and Safety

3. Buildings shall be set back a minimum of 25 feet from the southern property line adjoining residential properties along 203rd Street.

Monitoring Phase:

Pre-Construction

Enforcement Agency:

Department of Building and Safety

Monitoring Agency:

Department of Building and Safety

This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

AUG 6 1998

Cory B. McEnroe REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA

